

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Amherst

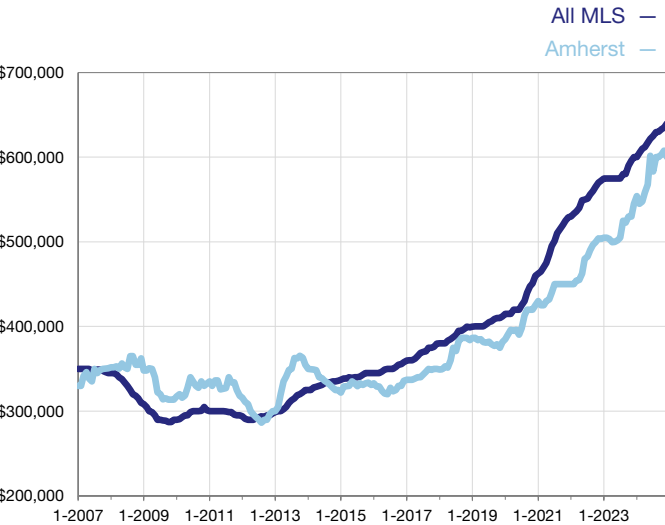
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	5	- 50.0%	124	112	- 9.7%
Closed Sales	5	8	+ 60.0%	117	112	- 4.3%
Median Sales Price*	\$625,000	\$527,500	- 15.6%	\$544,900	\$600,000	+ 10.1%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	53	45	- 15.1%	35	39	+ 11.4%
Percent of Original List Price Received*	93.9%	100.7%	+ 7.2%	102.1%	100.9%	- 1.2%
New Listings	1	4	+ 300.0%	136	135	- 0.7%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	4	- 20.0%	51	47	- 7.8%
Closed Sales	1	5	+ 400.0%	48	49	+ 2.1%
Median Sales Price*	\$399,900	\$300,000	- 25.0%	\$331,000	\$315,000	- 4.8%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	59	55	- 6.8%	32	36	+ 12.5%
Percent of Original List Price Received*	100.0%	98.1%	- 1.9%	103.2%	99.7%	- 3.4%
New Listings	0	1	--	52	52	0.0%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties  
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties  
Rolling 12-Month Calculation

